STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant *

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 12/6/99
(AFFIX SEAL)

KAREN T. WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael H. Cothran	First Union Mortgage Corporation	72-10-65
(NAME)	(NAME)	
1029 Burchwood Avenue	1100 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Raleigh, NC 27607-5066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bernice R. Woodard, Trustee of Bernice R. Woodard Trust *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Cothran

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 of Block 1 on the map of Burchwood Place, as of record in Book 547, Page 183, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to Bernice R. Woodard and wife, JoAnn Woodard by deed from Ruth I. Gray, unmarried of record in Book 6433, page 635, said Register's Office. Further, being part of that same property conveyed to Bernice R. Woodard, Trustee by Quit Claim Deed from Bernice R. Woodard of record in Book 8651, Page 403, said Register's Office. Bernice R. Woodard conveyed the subject property as the surviving Tenant by the Entirety, JoAnn Woodard having since died.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

0595563

IDENTIFICATION ONLY. A REFERENCE

99 JUN 23 PM 6:23

DILL GAMBLE REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1029 Burchwood Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of May, 19 99

Bernice R. Woodard, Trustee of the Bernice R. Woodard Trust
By: Bernice R. Woodard Trustee
Bernice R. Woodard, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice R. Woodard, Trustee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of May 19 99.

Commission expires 12/6/99

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Bernice R. Woodard and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Bernice R. Woodard, Trustee the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bernice R. Woodard as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 27th day of May 19 99.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

292.50
5135 04/03 0101 03CHECK

WARRANTY DEED

FROM

Bernice R. Woodard, Trustee of the Bernice R. Woodard Trust

TO

Michael H. Cothran

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11511 PG. 218

0595563

IDENTIFICATION/REFERENCE

99 JUN -3 PM 6:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	292.50
CHECK	292.50

06/03/99 01 18:27 0001 5135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469645